



## FULTON COUNTY CENTER FOR REGIONAL GROWTH

**NARRATIVE INFORMATION SHEET****1. Applicant Identification:**

Fulton County Center for Regional Growth, Inc. (FCCRG)  
34 W Fulton St, Gloversville, NY 12078

**2. Funding Requested**

- a. Community-wide Assessment
- b. Federal Funds Requested
  - i. \$300,000
  - ii. FCCRG is **NOT** requesting a Site-specific Assessment Grant waiver of the \$200,000 limit.

**3. Location:**

- a. Fulton County
- b. New York

**4. Property Information for Site-Specific Applications: N/A****5. Contacts**

- a. **Project Director**  
Ron Peters. President and CEO  
518-725-7700  
Fulton County Center for Regional Growth, Inc.  
34 W Fulton St, Gloversville, NY 12078
- b. **Chief Executive** [Same as above]  
Ron Peters. President and CEO  
518-725-7700  
Fulton County Center for Regional Growth, Inc.  
34 W Fulton St, Gloversville, NY 12078

**6. Population 229,863 (County Population)**



FULTON COUNTY CENTER FOR REGIONAL GROWTH

**7. Other Factors Checklist**

Other Factors	Page#
Community population is 10,000 or less.	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	1
The priority site(s) is in a federally designated flood plain.	1
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	2
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

## NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Bureau of Program Management

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October 2, 2020

Ronald M. Peters  
President and Chief Executive Officer  
Fulton County Center for Regional Growth, Inc.  
34 West Fulton Street  
Gloversville, NY 12078

Dear Mr. Peters:

This is to acknowledge that the New York State Department of Environmental Conservation (DEC) received a request from HRP Associates on behalf of the Fulton County Center for Regional Growth, Inc., dated October 1, 2020, for a state acknowledgement letter for a Federal Year 2021 United States Environmental Protection Agency (USEPA) Brownfields grant.

I understand that Fulton County plans to submit a Brownfield Community-wide Assessment grant application for hazardous substances and petroleum in the amount of \$300,000. Focus of the funding will be to conduct Phase I and II investigations in the towns and cities along the southern portion of the county, including five sites in Broadalbin and Johnstown. Funding will also be allocated for associated planning (including reuse and/or remediation planning) and community involvement activities. Please note that the USEPA criteria for an assessment grant specifies that, if selected, Fulton County may only expend up to \$200,000 of the grant on a specific site.

DEC encourages initiatives to redevelop brownfields with the goal of mitigating any environmental and health impacts that they might pose.

Sincerely,

Bernadette Anderson  
Chief, Policy and Planning Section  
Bureau of Program Management

ec: T. Wesley, USEPA Region 2  
A. Devine, USEPA Region 2  
R. Mustico, DEC Albany  
B. Huyck, DEC Region 5  
T. Seguljic, HRP Associates  
D. Lisa, HRP Associates



Department of  
Environmental  
Conservation

## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **1.a. Target Area and Brownfields**

#### 1a.i. Background and Description of Target Area

The applicant for this submission is the Fulton County Center For Regional Growth (FCCRG), a tax exempt 501(c)(3). FCCRG is Fulton County's key resource for bringing together and creating initiatives to facilitate economic development for business and industry. Fulton County is located in northeastern New York State (NYS), in the heart of the Mohawk River Valley. The physical and cultural geography of The County, is defined by the forested hills and mountains that dominate the area. The County lies at the base of the Adirondack mountain range, with most of The County devoted to state forests and parks. This means that virtually all industrial development has been located in the southern region of The County, concentrating hazardous materials from historic industries in this small area. Fulton County was the birthplace of glove making and tanning in the United States. For over 150 years the industry was the main economic driver for the area. Fulton County once supplied nearly 90% of all gloves sold in the U.S. Production peaked in the 1950s with 116 large tanneries and glove shops, located, employing the majority of residents. Economic and policy changes in the 1940s signaled a decline of the industry. By the 1980s, outsourcing forced over 86 tanneries to close and hundreds of jobs to be lost. The industry struggled to adjust to regulatory pressure, after decades of dumping toxic tanning agents into local landfills, onto soil, and into the excessively polluted waterways, such as the Cayadutta Creek. Reportedly, the creek changed colors day to day based on the dyes dumped into the water. Suds 10 feet high would float on top of the water. For decades the creek was devoid of any life. Leather makers paid millions for a sewage treatment plant and millions more to upgrade the plant in the 1980s. Pressure continued to mount on the tanning industry. By the mid-1990s, only a few manufacturers remained. The collapse of the industry left Fulton County financially depressed, littered with brownfields, high unemployment, high poverty rates, health issues, and a higher than expected number of cancers per capita. The target area for this application is the towns and cities along the southern portion of The County. These communities have suffered the burden of intense exposure to highly concentrated tanning agents, abandoned buildings, and multiple dumping grounds of hazardous waste. While the Target Area represents intense levels of economic distress and contamination, it also demonstrates redevelopment potential. The target area contains three opportunity zones identified by census tracts 36035970700, 36035970800, 36035971200. These Opportunity Zones allow investors to use capital gains that would otherwise be taxed, for the purpose of community redevelopment. These brownfields sites are a danger to residents due to the presence of contaminated soil and contaminated groundwater. Youths and transient populations are at risk of exposure to hazardous substances as result of publicized incidents of trespassing. Several sites in the target areas are located in FEMA designated flood zones, per the NFHL tool. The target area contains at risk populations as identified by the EPA, including the elderly, working poor, children living in poverty, and the undereducated. The presence of abandoned and dilapidated buildings is a drain on property values and a blight on the community. To address the brownfields and adverse environmental effect, FCCRG recognizes the need to be a leader in establishing community and regional partnerships that collaborate in the development of future land-use development policies, population growth, land conservation, neighborhood revitalization, housing and commercial and economic development.

#### 1.a.ii Description of the Priority Brownfields Sites

Fulton County is an industrial graveyard with many abandoned, dilapidated, idle, and vacant industrial sites, spread across the target area. All of these sites lie in the densest populated areas of the county, posing risks to the County and to all municipalities. Over many years the industrial sites have frequently changed ownership and usage. During these changes, however, little was done to assess, let alone remediate, sources of contamination due to the lack of funding. This has resulted in an array of contamination and hazards requiring assessment, as shown by the example Brownfield sites below.

**Old Johnstown Dump** This site was a municipally operated dump currently owned by the City of Johnstown. Prior to use as a landfill, the site was a sand and gravel mining area where tannery sludge was dumped. Tannery wastes in Fulton County historically contain high levels of chromium, which could contaminate the groundwater. Given the region's history, concentrations of contaminants are likely to be extremely high. Groundwater sampling in the vicinity of the landfill shows the presence of chromium, iron and manganese. The site is particularly valuable as it is located within an opportunity zone. Given the uncertainty of the site's known dangers, assessment activity is needed.

**Korkay, Incorporated** Located near Kenneyetto Creek on the south side of West Main Street. This presently vacant site is surrounded by a lumber yard, residences, and a church. Korkay Inc. was a chemical supply company which bought, stored, and blended detergents and solvents into products. Previously used barrels of unknown origin were stored, washed, and relined on-site. Barrel wash waters were discharged on-site and resulted in soil and groundwater contamination. Inspections confirmed that leaked residue from barrels contained several dangerous contaminants. Groundwater at the site remains contaminated. The primary concern for exposure is through consumption of contaminated groundwater. Reuse is a high priority due to the site's downtown location and cannot take place until the dangers of the groundwater are fully assessed.

**New Process Cleaners** This is a 0.11-acre site that sits in a residential neighborhood and along Cayadutta Creek. The site was previously used for coffin storage and currently holds an active dry cleaners. People may come into contact with contaminated soil or groundwater if they dig below the surface. Volatile organic compounds in the soil vapor may move into buildings causing people to inhale site contaminants. Additional investigation is needed to determine what actions should be taken to address these exposures. Reuse is a high priority as the site is adjacent to an opportunity zone in the heart of Johnstown.

**Carville Leather** The Site is an abandoned former leather tannery, located in a residential neighborhood and nearby public walking trail along the Cayadutta Creek. The Cayadutta empties into the nearby Mohawk River and eventually the Erie Canal system. It is a major fishing and recreational waterway. Previous investigation of the unsecured site discovered over 100 abandoned drums and containers overturned by trespassers. Highly toxic, concentrated leather dye had been released onto the floor and outside the building, triggering a removal action of 20 cubic yards of contaminated soil. Additional assessment is necessary for reuse, remediation and safe use of waterways and waterway adjacent areas in the target area and region.

1.b.i Reuse Strategy and Alignment with Revitalization Plans Activities funded by the grant include public meetings and creating area and site redevelopment plans. These plans will be based on community input. The grant proposal aligns with the following revitalization plans: Regional: The Mohawk Valley Regional Economic Development Council (MVREDC) Initiative, the Downtown Revitalization Initiative (DRI), The Mohawk Valley Sustainability Plan (MVSP) and The Cleaner, Greener Communities Regional Sustainability Planning program . Local: the Vision 2026: Fulton County Development Strategy, a ten-year plan. The outcomes and goals of these plans include: new construction, removal of deteriorating infrastructure, identification of available land for remediation and safe reuse as environmentally friendly green space, and increased use of renewable energy. Downtown properties will be used strategically to create diverse and sustainable downtowns, while incorporating mixed-use components. Target Area resources will be developed in a sustainable manner, creating recreational opportunities and preserving historic architecture. The plans also call for rezoning to create a more business friendly environment. Site reuse will serve job creators and developers eager to utilize the target area's opportunity zones. Activities funded by the grant include creating area and site redevelopment plans, paving the way to blight removal, safe demolition, and/or reuse for a more business friendly environment. Those sites further benefit from the existing infrastructure present at the priority sites. The Cleaner, Greener Communities Regional Sustainability Planning program provides specific and tangible actions to reduce greenhouse gas emissions. This plan serves as a basis for local government infrastructure decision making. The plan guides infrastructure investment of both public and private resources

and provides a sustainability plan. Building remodels are consistent with the energy efficiency requirements enforced by NYS.

1.b.ii. Outcomes and Benefits of Reuse Strategy Assessment activities aligned with The County's revitalization plans will stimulate economic development in the target area and result in the removal of blighted and dangerous properties, facilitating the planned and ongoing improvement of The County. Local agencies estimate an outcome of 300 jobs created and a 25% percent increase in tax revenue. In addition, studies have determined that brownfield redevelopment can be expected to increase property values by 5% within 0.5 miles of the project site and reduce housing vacancy rates within project census tract by 10%, within 5 years of project inception. Further, the health of the residents will improve by the reuse of sites as public green space and light industry and manufacturing will be drawn to Opportunity Zones in the Target Area. In addition, the local development agencies including Mohawk Valley Regional Economic Development Council (MVREDC), FCCRG, and the Gloversville Community Development Agency (GCDA) are implementing plans to attract food manufacturing due to affordable land, existing infrastructure, proximity to markets, and outstanding workforce. The County will emphasize that the target areas are located within an Opportunity Zone. Existing grants, including HUD Community Development Block Grant and Empire State Development Restore NY grants, will be used to address infrastructure upgrades. Lastly, the MVREDC and the FCCRG will assist businesses and the community in securing State and federal grants for projects as needed. To date, this plan has successfully attracted several food manufacturers to the area including Fagé Yogurt, Antonucci Food, Mohawk Foods, and Euphrates Incorporated.

1.c.i. Resources Needed for Site Reuse As an IRS designated, non-profit entity empowered by Fulton County, FCCRG is eligible to apply for, but not limited to, the following additional funding sources. A key component of the redevelopment strategy is to encourage the alignment of the many available resources to ready brownfield sites for redevelopment as green spaces and light industry. In particular, a key to the area's redevelopment is utilization of Opportunity Zone tax incentives, to accelerate site demolition and redevelopment within designated areas. In addition, a variety of county and state incentives are available to encourage dilapidated building removal, site remediation and site development including: **Tax-Exempt and Taxable Bonds:** Fulton County IDA can provide low-interest industrial revenue bonds (IRBs) to qualifying manufacturers that encourage lenders to provide project financing at below market interest rates that apply to the cost of land, buildings and equipment; **Real Property Tax Abatement:** the Fulton County IDA can negotiate payments in lieu of taxes (PILOTs), as well as sales/use and mortgage tax exemption; **Revolving Loan Funds (RLFs):** FCCRG can provide RLFs up to a maximum of \$15,000/job created and/or retained and may finance between 15% and 25% of eligible project costs and provide flexible terms and rates that reflect the communities priorities. **NYS Empire State Development Grant:** provides \$150M for site development activities including site remediation and demolition; **NYS Downtown Stabilization Project:** \$100,000 to \$500,000 grants for environmental remediation and associated construction costs; **NYSDEC BCP:** provides tax credits to remediate and redevelop Brownfields; and **NYS historical tax credits** provides 40% tax credits for site rehabilitation. Site reuse such as businesses, residence and walking and bike trail connections will compliment similar redevelopment success in the County. FCCRG will monitor the progress of grant activities and needs for additional funding and pursue each of the listed opportunities at the opportune moment to meet the needs of the revitalization plan over the scheduled timeline for this grant as well as the project's goals overall.

1.c.ii Use of Existing Infrastructure FCCRG will facilitate Fulton County's vision of redeveloping these sites for small industrial and commercial use, including food manufacturers. Many brownfield sites are located in areas with existing infrastructure including sewer, water, transportation and electricity. Due to loss of

industry, the existing wastewater and drinking water treatment plants have large scale capacity available for expanding and new facilities. Where necessary, funding is available via state grants and local agencies with the ability to provide financial assistance, via bonding, to upgrade existing infrastructure. Existing infrastructure is a primary consideration for defining this as the Target Area.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **2.a Community Need**

**2.a.i The Communities Need for Funding** Fulton County has a limited tax base, with a high percentage of sensitive populations living in poverty. Of the 62 counties in NYS, Fulton County has the seventh lowest median household income (US Census data). Fulton County can only fund basic needs. NYS constitutionally restricts property tax increases of more than 2%. The County is limited to taxing 2% of the value of property within the County. Fulton County towns and cities in Fulton County currently tax at this 2% maximum. Discretionary funding is not available for assessments without outside financial support. Activities funded by this grant show the greatest benefit potential to populations in low-income areas.

**2.a.ii Threats to Sensitive Populations (1)Health and Welfare of Sensitive Populations** The welfare and social safety net of Fulton County is under enormous strain due to the economic pressures created by the sites in the Target Area. The proximity of sites located near schools presents a danger to the children (over 9,000 students reside within the school district) walking to school who may wander into or explore sites that have not been adequately cordoned off from the public. Sensitive populations include the under educated (5th lowest rate of college graduates and the 9th lowest rate of high school graduates), and aging poor (19.6% of the population within Fulton County, compared to 13.5% for NYS.). The aging poor will become increasingly at risk as the younger population continues to move away and the area is faced with a shortage of caregivers. Fulton County also ranks 5th in NYS in the number of residents with a disability under the age of 65 with this group constituting 12.3% of the population. Per data from the Annie E. Casey Foundation, Fulton County places 44th out of 62 NYS counties for rate of children in poverty at 22.6%.

**(2) Greater Than Normal Incidence of Disease and Adverse Health Conditions** NYSDEC conducted several Site Health Assessments in the Target Area. These assessments concluded that contamination in the soil and potentially present in groundwater may move into air spaces and buildings. This threat is known or suspected to be present at each of the priority sites. Future on-site development is potentially at risk from the inhalation of site contaminants due to soil vapor intrusion. These health assessments state that persons who enter the site could come into contact with contaminants in soil by walking on the site, digging or otherwise disturbing the soil. Trespassing incidents and the related dangers at the priority sites requires action. Populations in the target area suffer from a greater-than-normal incidence of cancer. The NYS Cancer Registry, shows that observed cancer cases are higher in Fulton County than the rest of NY state for nearly all forms, including: all invasive malignant tumors, oral cavity and pharynx, stomach, colorectal, colon excluding rectum, rectum and rectosigmoid, pancreas, Larynx, Lung and bronchus, melanoma, urinary bladder, kidney and renal pelvis, brain and other central nervous system, Hodgkin lymphoma, non-hodgkin lymphoma, myeloma, leukemias. Lung and bronchus rates are exceptionally concerning. 87.7% of residents per 100,000 are diagnosed vs 58.9% per 100,000 in NYS. Children are especially at risk from lead, as blood levels in children are highly elevated within the County, resulting in the recent agreement for Fulton County to accept up to \$48,665 in Childhood Lead Poisoning Prevention Program Grant funds.

**(3) Disproportionately Impacted Populations** Target Area sites have exposed impoverished and sensitive populations to severe Environmental Justice (EJ) consequences. According to The EPA's EJ screen tracking tool priority sites meet or exceed state and national for these index percentiles:

- 80-90% Hazardous Waste Proximity
- 60-90% Wastewater Discharge Indicator

- 80-100% Lead Paint Indicator
- 80-95% Superfund Proximity
- 60-90% RMP Proximity

## 2.b. Community Engagement

### 2.b.i. Project Partners and 2.b.ii. Project Partner Roles

Each of the listed entities is a local community partner committed to the project. Gloversville Housing and Neighborhood Improvement Corporation (GHNIC) serves the target area's need for clean and affordable housing. The Fulton-Montgomery Regional Chamber of Commerce serves to advance the interests of local businesses. Gloversville Public Library serves as an educational resource and community meeting space. The Fulton County Department of Public Health serves the health needs of the community. Mohawk Valley Regional Economic Development Council (MVREDC) serves as a strategic economic advisory board for the community. The Fulton-Montgomery County Community College is the graduate level community college serving the community. The Lexington Foundation is an agency that offers an array of programs, services and support to approximately 1,000 children and adults with intellectual and developmental disabilities in Fulton and Albany Counties. FCCRG is a private/public partnership that advocates, as well as advocates for, investment in the County. The Fulton County Industrial Development Agency (IDA) Creates and promotes economic growth and prosperity for both residents and entrepreneurs in Fulton County. Each community partner plays a meaningful role in the site selection, cleanup, and future redevelopment of the brownfield sites, as listed in the column, "Specific Role in the Project."

Partner Name	Point of Contact	Specific Role in the Project
Commercial and Industrial Real Estate Brokers	Kelly Pierce   KPierce@cireb.com   518.725.5523	Assists property owners and developers
FCCRG	Ron Peters   ronp@fccrg.org   518.725.7700 ext. 1001	market information and business attraction
Fulton County Department of Public Health	Laurel Headwell, MS Director   lheadwell@fultoncountyny.gov   518.736.5720	local health info, review contaminant impacts & site clean-up standards
Fulton County IDA	David D'Amore Board Chair   d.damore@ctmale.com   518.786.7402	Business attraction and economic analysis
Fulton-Montgomery Regional Chamber of Commerce	Mark Kilmer, President/CEO    president@fultonmontgomeryny.org   518.725.0641	Information for site reuse. Assists owners and developers
Fulton-Montgomery County Community College	Greg Truckenmiller, Ph.D.   gtrucken@fmcc.suny.edu   518.736.3622	Provide meeting space and assist with public outreach
GHNIC	Gregory Young   518.620.6276	Identify/evaluate potential housing opportunities
Gloversville Public Library	Nicole Hauser   nhauser@mvls.info   518.725.2819	Provide meeting space and assist with public outreach
Lexington Foundation	Wally Hart, Executive Director   hartw@thearclexington.org   518.661.9932	Obtain Input from sensitive populations.
MVREDC	Michael Reese, Regional Director   nys-mohawkval@esd.ny.gov   315.793.2705	Business attraction and economic analysis

### 2.b.iii. Incorporating Community Input



FCCRG will conduct a concerted community involvement campaign. This campaign will raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on FCCRG's website, creating/disseminating information via flyers distributed at community meetings, local VFW halls, senior centers, and bulletin boards in community spaces. Articles and information will be released through local newspapers (Leader Herald, Fulton County Express and Daily Gazette), local radio stations (WFNY, WELV, etc.). In addition, the Brownfield Task Force via the selected consultant will conduct public outreach meetings. Meetings will take place at each project milestone to disseminate information to the public and solicit public input. Solicited input will include site selection, Phase I completion, Phase II completion and site redevelopment planning. The meetings will be advertised via local media outlets, the FCCRG website and notices posted at public meeting places. If necessary, handicap, hearing impediments and Spanish translation services will be provided at these meetings. All public meetings held as part of the community outreach program will allow for public comment. The information from the above sources will be considered when selecting sites, completing site evaluation, and preparing redevelopment plans. All subsequent meetings will create a feedback loop by detailing the consideration and response to previous public input and allow for additional response. This engagement will ensure that public concerns are addressed and the public understands and embraces the redevelopment plans. The Lexington Foundation will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. The Foundation has helped fund numerous events and necessities to positively impact the lives of individuals with developmental disabilities. To accommodate for concerns and difficulties related to COVID-19, FCCRG will host the above listed meeting virtually as necessary. FCCRG can offer its Premium Zoom account as an in-kind service to host meetings for up to 300 people and has successfully conducted public meetings in this manner since the COVID-19 crisis began.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### 3.a. Description of Tasks and Activities and Outputs

<b>Task 1: Project Management:</b>
i. <u>Project Implementation:</u> FCCRG is able to manage a successful brownfield program. The Project will be completed within three years. FCCRG has developed a schedule, milestones, and timelines for the grant. FCCRG will form a Brownfields Task Force and invite the following entities to join: all project partners listed in 2.b.ii economic development agencies, city and village officials, the treasurer's office, the County Executive, the Senator's office, the Assemblyman's office, NYS DOS, community-based organizations, NYSDEC, EPA Region 2, and HQ Brownfield officials. The Task Force will formalize plans and the decision-making process. Additional meetings will occur at completion of tasks 3,4,5,6, and 7 to disseminate information and make informed decisions. Project Reporting and Coordination: Includes preparation of required reports, ACRES database input, consultant oversight, project coordination, coordination with EPA and NYSDEC, development of access agreements, attending roundtables and National Brownfield Conference, selection of Qualified Environmental Professional (QEP) .
ii. Anticipated Project Schedule: Quarter 1 of year 1 / Completed within first 6 months of initiation
iii. Task/Activity Lead(s) FCCRG
iv. Output(s): Brownfield Task Force expansion, project reporting / coordination and QEP Selection
<b>Task 2: Community Outreach:</b>
i. <u>Project Implementation:</u> FCCRG will conduct a community development involvement and awareness campaign, in cooperation with the entities identified in 2.b.ii. The campaign will involve the community in the decision-making process, identifying sites, and identifying potential reuse options. Planned outreach includes providing up-to-date project information on FCCRG's website, creating/disseminating information via flyers

distributed at community meetings, bulletin boards, releasing articles through the local newspapers, local radio stations, and conducting outreach meetings with community organizations. If necessary, handicap and hearing impediments will be addressed, and translation services provided.
ii. Anticipated Project Schedule: occurs at milestones per 3.c.
iii. Task/Activity Lead(s) FCCRG and QEP
iv. Output(s): Outreach material, communications, and reports available for volunteer council
<b>Task 3 : Site Data Collection and Inventory</b>
i. Project Implementation: FCCRG and QEP will conduct a windshield survey of sites and review available file information. Potential environmental issues and economic potential will be conducted to rank the sites.
ii. Anticipated Project Schedule: Quarter 1 of year 1 / Completed within first 6 months of initiation
iii. Task/Activity Lead(s): FCCRG and QEP
iv. Output(s): Brownfield Site Inventory
<b>Task 4: Site Selection</b>
i. Project Implementation: The Task Force will review the inventory and work through the community participation and outreach process to identify public and private sites for assessments and investigation.
ii. Anticipated Project Schedule: Quarter 1 of year 1 / Completed within first 6 months of initiation
iii. Task/Activity Lead(s) Task Force and QEP
iv. Output(s): Selected Site for Investigation
<b>Task 5: Phase I ESAs:</b>
i. Project Implementation: The QEP will perform 5 Phase I ESAs in accordance with ASTM 1527-13 and the EPAs all Appropriate Inquiry Rule to evaluate the potential for on-site contamination and hazardous building materials. If the site is privately owned, the QEP will work with the County Attorney and site owner to obtain an Access Agreement prior to initiating work.
ii. Anticipated Project Schedule: Quarter 1 of year 1 / Completed within first 6 months of initiation
iii. Task/Activity Lead(s) QEP, FCCRG
iv. Output(s): 5 Phase I ESAs
<b>Task 6: Phase II ESAs</b>
i. Project Implementation: QEP will complete Phase II ESAs for up to six sites. Initially, the QEP will provide EPA-Compliant, site-specific QAPPS, sampling and analysis plans, and site-specific health and safety plans for each site. All documents will be submitted for EPA review and approval prior to implementation.
ii. Anticipated Project Schedule: Quarter 2 and 3 of year 1 / Completed by quarter 4 of year 1
iii. Task/Activity Lead(s): QEP
iv. Output(s): 3 Phase II ESAs
<b>Task 7: Reuse and Remediation Planning</b>
i. Project Implementation: The QEP will complete remedial action plans and reuse plans and appropriate Clean-up Alternatives for four sites including sustainable design and real estate market analysis. These plans can be leveraged for other grant funds or future EPA Brownfield Clean-Up grants.
ii. Anticipated Project Schedule: Quarter 4 of year 1 / Completed by end of Quarter 1 year 2
iii. Task/Activity Lead(s): QEP
iv. Output(s): 4 reuse plans

### 3.b. Cost Estimates

Cost Estimates: The following costs are based on review and research of similar successful, funded grant proposals and of similar scale assessment activities.

TASK	COST DESCRIPTION
	<b>In-Kind:</b> Task Force Creation and QEP Consultant selection: 30 hrs. x \$30/hr. = \$900

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1: Project Management	<b>EPA Fund</b> Roundtable/National Brownfield Conference: \$2,500 in travel costs; Reports/Database Maintenance/Consultant Oversight/Project Coordination: \$3,440 (\$2,408 Personnel; + \$1,032 Fringe Benefits)
2: Community Outreach	<b>In-Kind:</b> Meeting attendance 2 people-6 meetings x 3 hr./meeting x \$30/hr.= \$1,080; Supplies: Outreach Supplies (poster displays, brochures, other Educ. Mat.)=\$750; Digital Meeting Space <b>EPA Fund</b> Creates outreach materials, organize/facilitate public outreach and training sessions (10 sessions at \$800 per session): \$8,000; Prepare/disseminate materials: \$1,560; Hearing impaired service 10 meetings 2 hr. meeting: \$1,500; Community Outreach Total = \$11,060
3: Site Data Collection	<b>In-Kind Service:</b> File Review 30 hrs. x \$30/hr. = \$900 <b>EPA Fund:</b> Site Inventory data collection, review and presentation: \$5,500
4: Site Selection	<b>In-Kind</b> Leveraging Selected Site: 40 hr. x \$30/hr. = \$1,200
5: Phase I ESAs	<b>EPA Fund:</b> 5 x \$10,000 average per Phase I = \$50,000
6: Phase II ESAs	<b>EPA Fund:</b> 3 Phase II sites x \$60,000 average per site = \$180,000
7: Reuse & Remediation Planning	<b>EPA Fund:</b> 4 sites x \$12,000 average per plan = \$48,000

Budget Categories		Hazardous Substance Assessment Tasks (\$)							Total
		Project Management	Community Outreach	Site Data Collection	Site Selection	Phase I ESAs	Phase II ESAs	Reuse and Remediation Planning	
Direct Costs	Personnel	\$2,408	\$1,500						\$3,908
	Fringe Benefits	\$1,032							\$1,032
	Travel <sup>1</sup>	\$2,500							\$2,500
	Equipment <sup>2</sup>								
	Supplies		\$1,560						\$1,560
	Contractual		\$8,000	\$5,000		\$50,000	\$180,000	\$48,000	\$291,000
	Other (include subawards) (specify type)								
Total Direct Costs <sup>3</sup>									
Indirect Costs <sup>3</sup>									
<b>Total Budget</b> (Total Direct Costs+Indirect Costs)		\$5,940	\$11,060	\$5,000		\$50,000	\$180,000	\$48,000	\$300,000

<sup>1</sup> Travel to brownfields-related training conferences is an acceptable use of these grant funds.

<sup>2</sup> EPA defines equipment as items that cost \$5,000 or more with a useful life of more than one year. Items costing less than \$5,000 are considered supplies. Generally, equipment is not required for Brownfield Grants.

<sup>3</sup> Administrative costs (direct and/or indirect) cannot exceed 5% of the total EPA-requested funds.

### 3.c. Measuring Environmental Results

FCCRG will use an excel spreadsheet to track the entire cooperative agreement process, from acceptance to closeout and audit track. The project will follow the schedule as described on the following page:

Task	Months from Contract Execution											
	3	6	9	12	15	18	21	24	27	30	33	36
1. Project Management	X	X	X	X	X	X	X	X	X	X	X	
2. Community Outreach	X	X			X		X		X	X		
3. Site Inventory		X	X	X								

4. Site Selection		X	X	X	X							
5. Phase I Activities		X	X	X	X	X						
6. Phase II Activities		X	X	X	X	X						
7. Reuse & Remediation Planning							X	X				

The spreadsheet will track tasks/milestones by person responsible, outputs, and completion dates, budget by task and amount expended and remaining, as well as activities associated with tasks including action ( outreach meeting, environmental assessments, etc.), and date of action. The actions will be maintained by the Grant Administrator and updated monthly. The QEP will meet all contractual responsibilities of Task 2-7 (3.a.). The grant administrator will monitor the progress of the QEP. Progress will be evaluated by the Task Force at each meeting, where Outputs will be compared to those listed in Section 3.b. The Task Force will keep EPA informed of progress by electronically submitting data using the Assessment, Cleanup and Redevelopment Exchange System (ACRES). Data and progress will be reviewed by EPA and NYSDEC officials to ensure compliance. Documents generated by the QEP will be submitted for EPA review and approval prior to implementation. FCCRG and MCDBC will track outcomes (e.g. land assessed, redeveloped, or converted to greenspace; jobs created; redevelopment investment value; etc.) of the grant in ACRES through the three-year grant period. If goals are not met, a task force meeting will be held with FCCRG and QEP to discuss shortcomings and potential changes to the project approach.

#### 4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

##### 4.a. Programmatic Capability

4.a.i. Organizational Structure FCCRG has the internal capability to manage the grant. Administration of grant activities will be fully undertaken by the FCCRG. The FCCRG has the full executive and legislative authority of the County government to administer the grant. The FCCRG has experience in the administration of grants funds at local, state, and federal levels including three successful Microenterprise grant programs, a Farley grant and a Restore NY grant for the revitalization of 34 W Fulton St., multiple National Grid economic development and cooperative business recruitment grants and a National Grid Incentive Program grant for LED lighting upgrades.

4.a.ii. Description of Key Staff Mr. Ron Peters will serve as the primary manager of the grant, primary decision maker, and will oversee all financial matters for the grant. Mr. Peters has been the President & CEO for the Fulton County Center for Regional Growth for the last 6 years and brings with him, over 30 years of economic development experience. Fulton County Center for Regional Growth administers loan pools on behalf of the county and two communities and is additionally tasked with the following; providing programs and services of education through a variety of mediums to the public to achieve sustainable economic and social improvement within distressed communities in the Fulton County; provide programs and services designed to establish greater economic self-sufficiency for individuals in low and moderate income areas of Fulton County; stimulate results-oriented socio-economic development that ensures that the benefits of economic growth accrue to low and moderate income workers, families and community members, helping them create wealth, and reporting on the same regularly; advance socio-economic change by increasing public awareness about the impact of economic development and investment decisions; educate business, government, academic and community leaders to help spur community development, and ensure that the benefits of community development accrue to low and moderate income individuals, their families and neighborhoods; strengthen the economic base of communities by assisting community-based organizations and enterprises that promote economic development, and providing programs and services in the support of the same. Mr. Peters will be assisted, when needed, by Kenneth Adamczyk. Mr. Adamczyk has multiple years working in Economic and Community Development. Mr. Adamczyk will assist with management

administrative duties, community outreach, general marketing, soliciting additional funding resources, and advance business development. Mr. Adamczyk has reinvigorated several local events by engaging businesses, expanding reach through print and social media. Mr. Adamczyk has also managed annual multimillion dollar budgets; developed financial plans to include; transportation/travel, marketing, supplies, lodging, a vehicle fleet of 63, and management of contracts for 38 leased office space facilities. FCCRG does not have the internal capability to perform several aspects of the cooperative agreement including reporting, outreach and environmental assessments. Therefore, The County intends to select qualified individuals and firms such as QEP, through a competitive process to assist reporting, community participation, and completion of environmental assessments and remediation plans.

4.a.iii. Acquiring Additional Resources FCCRG has the internal capacity to handle legal and financial matters associated with grant management. Should additional expertise and resources be required, FCCRG can contract services through the appropriate RFP processes. This process will adhere to the EPA's solicitation clauses. FCCRG also retains the services of Albanese and Albanese Law Firm and Michael M Albanese, Esq, who can assist with site access agreements and obtain Temporary Environmental Easements and Temporary Instances of Ownership (TIO). Additional assistance can be requested via the counties finance director and the local IDA's planning director.

#### **4.b. Past Performance and Accomplishments**

4.b.ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

(1) Purpose and Accomplishments: FCCRG has not received an EPA Brownfield Grant, but has received other Federal/Non-Federal Assistance agreements. Previous grants have been successfully completed, on time, on budget, and in full compliance. The challenges facing Fulton County necessitates the requested funding. Current awards will work in concert with this grant for a holistic redevelopment strategy.

<b>FULTON COUNTY Center for Regional Growth Grant Administration</b>					
Grantor	<u>Award Date</u> \$\$\$	Status	Purpose	Outputs	Outcome for New York State
NYS Office of Community Renewal CDBG	<u>2013</u> 200,000	Complete	Microenterprise assistance for small businesses/startups	Equipment, advertising and working Capital	Awarded 8 grants. created 20+ new jobs
NYS HUD CDBG	<u>2015</u> 200,000	Complete	Microenterprise assistance for small businesses/startups	Equipment, advertising and working Capital	Awarded 8 grants. created over 20 new jobs
NYS HUD CDBG	<u>2018</u> 200,000	95% Complete	Microenterprise assistance for small businesses/startups	Equipment, advertising and working Capital	Awarded 8 grants. created 10+ new jobs

(2) Compliance with Grant Requirements: FCCRG initially generated a work plan with tasks, milestones and timeframes for completing the work within grant guidelines. During the administration of the grants, meetings were held at milestones by FCCRG officials and interested/invested parties to determine the progress and make changes. At conclusion, a review was completed to determine the overall success and/or areas requiring improvement. These reports were submitted to the awarding agency within the grant requirements. The reporting requirements within each grant (monthly or quarterly), were completed on time and submitted in the required report formats. No corrective actions were required during the administration of the grants.



## FULTON COUNTY CENTER FOR REGIONAL GROWTH

### THRESHOLD CRITERIA RESPONSES

#### **Statement of Applicant Eligibility**

The Fulton County Center for Regional Growth is eligible to apply for grant funding under the criteria as a nonprofit organization. Fulton County Center for Regional Growth qualifies as a nonprofit organization as defined in section 501(c)(3) of the Internal Revenue Code and is therefore eligible to administer the grant. Documentation status attached.

#### **Description of Community Involvement**

Fulton County Center for Regional Growth will conduct a concerted community involvement campaign to raise public awareness, involve the community in the decision-making process, and identify sites and potential reuse options. Planned outreach includes providing up-to-date project information on FCCRG's website, and creating/disseminating information via flyers distributed at community meetings, local VFW halls, senior centers, and bulletin boards in community spaces. Articles and information will be released through local newspapers (Leader Herald, Fulton County Express and Daily Gazette), local radio stations (WFNY, WELV, etc.). In addition, the Brownfield Task Force via the selected consultant will conduct public outreach meetings. Meetings will take place at each project milestone to disseminate information to the public and solicit public input. Solicited input will include site selection, Phase I completion, Phase II completion and site redevelopment planning. The meetings will be advertised via local media outlets, the FCCRG website and notices posted at public meeting places. If necessary, handicap, hearing impediments and Spanish translation services will be provided at these meetings. All public meetings held as part of the community outreach program will allow for public comment. The information from the above sources will be considered when selecting sites, completing site evaluation, and preparing redevelopment plans. All subsequent meetings will create a feedback loop by detailing the consideration and response to previous public input and allow for additional response. This engagement will ensure that public concerns are addressed and the public understands and embraces the redevelopment plans. The Lexington Foundation will assist in informing and obtaining input from sensitive populations to ensure they have a say in the project decisions. The Foundation has helped fund numerous events and necessities to positively impact the lives of individuals with developmental disabilities. To accommodate for concerns and difficulties related to COVID-19, FCCRG will host the above listed meeting virtually as necessary. FCCRG can offer its Premium Zoom account as an in-kind service to host meetings for up to 300 people and has successfully conducted public meetings in this manner since the COVID-19 crisis began.

#### **Documentation of the Available Balance on Each Assessment Grant; or an Affirmative Statement That the Applicant Does Not Have an Active Assessment Grant**

The Fulton County Center for Regional Growth (the applicant) affirms that it does not have an active EPA Brownfields Assessment Grant.

**ATTACHEMNT 1**

**IRS DETERMINATION LETTER OF**

**FULTON COUNTY CENTER FOR REGIONAL GROWTH, INC.**

**501(C) (3) TAX EXEMPT STATUS**

INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 10 2014**

FULTON COUNTY CENTER FOR REGIONAL  
GROWTH INC  
C/O PHILIP BECKETT CPA  
132 EAST STATE STREET  
GLOVERSVILLE, NY 12078

Employer Identification Number:  
45-4919269  
DLN:  
17053023339043  
Contact Person:  
JOANN DUNHAM ID# 95215  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
170(b)(1)(A)(vi)  
Form 990 Required:  
Yes  
Effective Date of Exemption:  
March 6, 2012  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

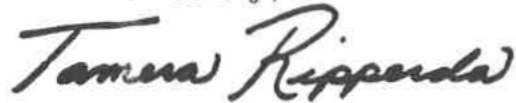
For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.



FULTON COUNTY CENTER FOR REGIONAL

We have sent a copy of this letter to your representative as indicated in your power of attorney.

Sincerely,

A handwritten signature in black ink, reading "Tamara Rippeida". The signature is written in a cursive style with a large, stylized initial 'T'.

Director, Exempt Organizations

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

10/26/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name: Fulton County Center for Regional Growth, Inc.

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0803167310000

### d. Address:

\* Street1:

34 W Fulton St

Street2:

\* City:

Gloversville

County/Parish:

Fulton

\* State:

NY: New York

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

120782902

### e. Organizational Unit:

Department Name:

N/A

Division Name:

N/A

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

\* First Name:

Ronald

Middle Name:

M.

\* Last Name:

Peters

Suffix:

Title: President & CEO

Organizational Affiliation:

\* Telephone Number: 518-725-7700 x-1001

Fax Number: 518-725-7702

\* Email: ronp@fccrg.org

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

M: Nonprofit with 501C3 IRS Status (Other than Institution of Higher Education)

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

\* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

Fulton County: Countywide brownfield assessment to investigate brownfield sites.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: